

**PLANNING COMMISSION
REGULAR MEETING JULY 11, 2016**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis - absent
Ray Krzykowski
Robert Clark
Doyle Anderson - absent
Dave Sletner, Alternate - absent
Sally Brouillet, Alternate

OTHERS:

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Carl Herb, Burgess Liaison
Jim Stewart, Director of Public Works
Public - 0

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance and noted there was a quorum and made Sally Brouillet a regular voting member in place of Harry Jancis.

Anthony Whelan welcomed Sally Brouillet to the board.

2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the June 6, 2016 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to **APPROVE** the June 6, 2016 Regular Meeting Minutes as written.

4. **NEW BUSINESS**

- A. Commission discussion regarding Sewer Service Area and Proposed Expansion Area

Jim Stewart explained to the commission that one of the requirements of the Water Pollution Control Board is to create a Water Pollution Control Plan and Sewer Service Area Map. There was a discussion regarding the map dated May 26, 2016 rev June 14, 2016 that shows what areas in town currently have sewers, have subsurface disposal systems, are in the expansion area, sewer avoidance area or landfill area. Jim stated that the areas marked sewer avoidance are typically the state forest, water company property and areas with a lot of wetlands or areas where the town possibly does not want to be developed. The areas marked sewer expansion typically would mean the town wants to have those areas developed in the future. Jim explained this started many years ago when DEEP felt the town was putting in too many sewers where they should not have been. DEEP is now letting the towns decide where they think the best areas for sewers would

be. The areas designated as expansion areas typically only have a few houses there now. Jim explained that the WPCA will hold a public hearing next month and he requested the Planning Commission's comments. There was a question regarding why aren't the areas currently with septic systems in the future expansion area? Jim explained that if there were a significant amount of septic systems failing in the same area, then they will look into possibly running a sewer line there. The problem is if 80% of the systems are not failing, those home owners do not want to hook up to sewer and have a large bill to pay when their septic systems are functioning. The commission asked if there were any areas currently with septic systems that are failing. Jim stated they sent a letter to Valley Health to see if any areas are currently failing. Wayne Zirolli stated his office does not see a lot of septic repairs or conversions being done. There was a discussion on what capacity we are currently at with the town's sewer system. Jim also noted that this map will help future developers to see what areas call for future sewers or what areas would need to be on septic systems. The commission endorsed the plan.

B. All new items require a 2/3 vote.

There was none.

5. OLD BUSINESS

There was none.

6. ADJOURNMENT

Carl Herb, Burgess Liaison to the Planning Commission had a discussion with the commission regarding a vote by the Board of Mayor and Burgesses to seize property originally designated as open space but was never accepted by the Borough. He believes the town is violating the original special permit for that subdivision and feels this may lead to future problems.

VOTED: Unanimously on a motion by Robert Clark and seconded by Robert Pease to **ADJOURN** the meeting at 6:40 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr